153.0	0002	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,400 / 704,400
					USE VALUE:	704,400 / 704,400
					ASSESSED:	704,400 / 704,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCINNIS LEAH JANE	
Owner 2:	PAIKIN DAVID NEIL	
Owner 3:		
Street 1:	51 EUSTIS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BIRMINGHAM MATTHEW C & ERIN -
Owner 2:	-
Street 1:	51 EUSTIS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,124 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1409 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4124.000	268,600	800	435,000	704,400
Total Card	0.095	268,600	800	435,000	704,400
Total Parcel	0.095	268,600	800	435,000	704,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.93 | /Parcel: 499.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0002-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,600	800	4,124.	435,000	704,400	704,400	Year End Roll	12/18/2019
2019	101	FV	218,000	800	4,124.	407,800	626,600	626,600	Year End Roll	1/3/2019
2018	101	FV	217,700	800	4,124.	337,100	555,600	555,600	Year End Roll	12/20/2017
2017	101	FV	217,700	800	4,124.	309,900	528,400	528,400	Year End Roll	1/3/2017
2016	101	FV	217,700	800	4,124.	282,700	501,200	501,200	Year End	1/4/2016
2015	101	FV	204,500	800	4,124.	277,300	482,600	482,600	Year End Roll	12/11/2014
2014	101	FV	204,500	800	4,124.	257,700	463,000	463,000	Year End Roll	12/16/2013
2013	101	FV	204,500	800	4,124.	245,200	450,500	450,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11995

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIRMINGHAM MATT	1560-119	1	7/30/2020		850,000	No	No		
MARSH & OLDHAM	1472-114		6/15/2015		635,000	No	No		
DINUNZIO DEBORA	1472-29		6/3/2015	Sub Sale	575,000	No	No		
DINUNZIO DEBORA	1321-56		8/12/2006	Family	1	No	No		
ARSENEAULT ELAI	1312-133		12/14/2005		530,000	No	No		
	1075-25		10/1/1990		172,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2016	663	Redo Bat	3,000					redo bath
9/16/2015	1340	Manual	1,046		9/16/2015			Replace existing e
4/15/2003	289	Porch	1,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
1/20/2018	MEAS&NOTICE	HS	Hanne S
10/29/2008	Meas/Inspect	355	PATRIOT
4/29/2006	MLS	MM	Mary M
4/21/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4124		Sq. Ft.	Site		0	80.	1.32	9									434,976						435,000	

Total AC/HA: 0.09467 | Total SF/SM: 4124 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 434,976 | Spl Credit | Total: 435,000

User Acct

101543

GIS Ref

GIS Ref

Insp Date

01/20/18

!11995!

PRINT

Date	Time
12/11/20	02:07:04

LAST REV

Date	Time
09/09/20	15:51:54

mmcmakin

USER DEFINED

Prior Id # 1:	101543
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	96545
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330035
Depreciation:	61387
Depreciated Total:	268649

COMMENTS

OTH FIX-SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

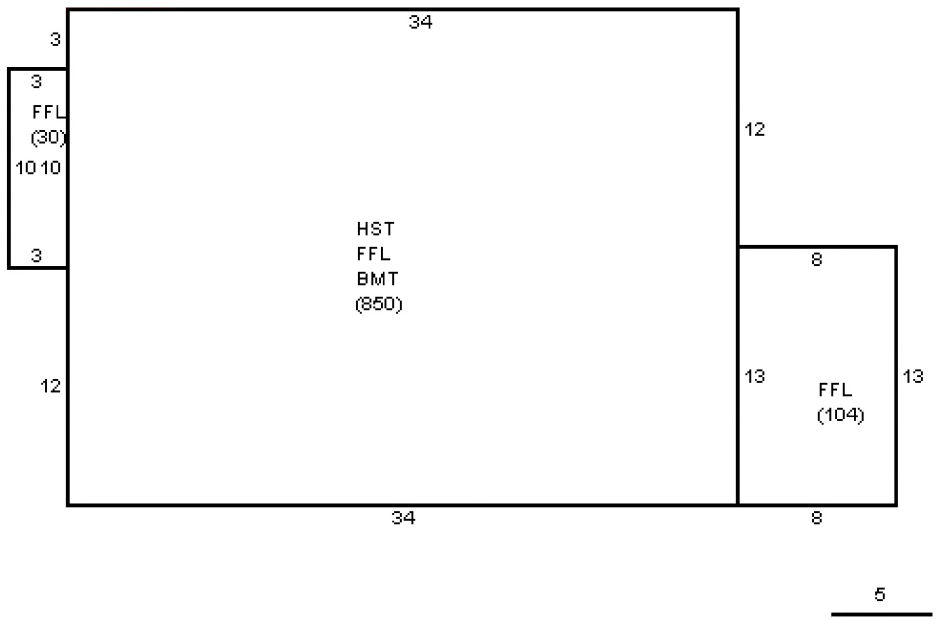
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	118.90
Final Total:	268600	Val/Su SzAd	190.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	140.320	138,073
BMT	Basement	850	42.100	35,781
HST	Half Story	425	140.320	59,635
	Net Sketched Area:	2,259	Total:	233,489
Size Ad	1409	Gross Are	2684	FinArea 1409

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0002-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	A	Y	1	13X19	A	AV	1995	3.77	T	19.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc